Previous references

File No 212-15

Serial Nos 1-5

Later references

Pressing

GENERAL AND REVENUE SECRETARIAT

Serial Nos 1-5.

Part B for November 1914

SUBJECT

(1) Prayer from Govt. Officials for Sites for upset price in Suburbs of Bangalore &c &c

(2) The formation of a Committee to consider how Building Sites can be encouraged

Sl Rep from Addl Tahsildar Nelamangala dt 24/10/14 Prays (1) that Sites in the Suburbs may be sold by auction to Officials who do not possess other Sites or Houses therein &(2) that their representation may receive consideration when orders disposing of Sites in the Basavangudi Suburb

Sl Rep from S.V. Krishnaswamy Asst to Commr's Office dt 31/10/14 Prays for allotment of Site

G R S 58

GPB—4 000—4-7 11

for unsold flats in the extensions near E Public offices

Sl 2 to the President, Suptl Council Bang ufno 1028 dy 15/4/14 forwards the file for favourable opinion in consultation with the Suptl Council.

Sl 4 from Do no 4 dy 6/7/14 states that the grant of sites to officials for an upset price is not desirable especially when such concession is denied to the non-official public that the applicants may purchase from the owners the private premises in Cantonments

Sl 5 to no 4130-3 dy 23/11/14 Observes that it is very necessary that a separate block of site in a convenient locality should be set apart for allotment to Govt officials who may not in a position to bid on equal terms for house sites with persons who purchase them as a matter of speculation & calls for suitable proposals in the matter & points a Committee to consider & report whether the building sites can be encouraged in Bangalore & Mysore

Engineer
28/11/14

GRS 11] 1913.

GENERAL AND REVENUE SECRETARIAT

(Gad)

NOTES

File No 202

FILE HEADING

Petitions from Govt officials in the Bangalore city

From

A. N. Ahobalasastry others

No Dated 24/1/14 Received 24-1-14

Diary No 4224	Enclos	Spare Copies	Serial No 1

BRIEF ABSTRACT OF LETTER

Praying that sites in the Extensions may be allotted to officials who do not possess either site or houses therein (2) to grant the upset price & (2) that their representation may receive consideration when next disposing of sites in the Basavanagudi extension

NOTES AND ORDERS

2 Papers may be submitted in due course by M V 24/1/14

3 The Value of sites in the Basavanagudi Malleswaram extensions was fixed at certain prescribed rates in Dec 1899 & the Concession was withdrawn in June 1901 when it was directed that site should be sold by

G O No. Pg 661-71 dt 15th 12. 1898

G O No. 17691 dt(P) 633 dt 24 6 01

Notes—First Sheet

G12—J. 000 1 5 12

G R S. 12]

General and Revenue Secretariat | Rwl File No. 262 of 1913.

Serial No

public auction & the sale conformed in accordance with the general rules in force

4 In consideration of the necessity that exists to render material help to officials in the matter of constructing houses for themselves the Concessions shown in the Pass were

Z (I) Grant of sites at privileged rates

(1) G O No. 3528-562 Rl 365- dt 28/11/1898 X

(II) Grant of an (1) advance of one year's pay

(2) G O Rl 1871-2 dt 8-8-03 W

(III) Recovery of Value of sites in 36 monthly instalments in the case of sites in the Basavanagudi & Malleswaram extensions

(IV) Postponement (3) of the recovery of Value of sites till after the payment of the house building advance was completed

(3) G O No. 10306-340 R7 18-00 dt 28 6 01 V

(4) G O No. Rl 1894-934 Rwl 478-06 dt 9-Oct 1909 W

(V) Grant of an advance of one years pay to Govt officials for building houses in the extensions of the Bangalore Mysore & Shimoga towns

NOTE—Contn sheet.

GPB—60 000—7 11 13

G R. S 12]

General and Revenue Secretariat | File No. 262 of 1913.

Serial No.	
	5. The present prayer is on account of the awarding of the appeals to Compete with the special allowance owing to keen competition in the auction sale of Cottage sites in the Sankaraparam extension, the really needy did not get sites as the Committee, deputed by the Home sites at upset price amongst the applicants after examining those who owned houses In the Mallesvaram extensions also sites were allotted to certain applicants at upset price
	6 The scheme of extensions is as all along with a matter of concern & the Value of sites is credited to the Revenues when the cost of the formation was debited So it is open to the Govt under the discretion of the manner deemed it, there seems no need to consult the Ad Council
	7 The Resolution is covering the question of the drawn & prayer (2) will meet

Vide Procp 1

F No. 4706-10 & 4 6 04 Ex 43-98 S

NOTE—Contn. sheet. 1

IPB—60,000—7 11 18

G. R S 12]

General and Revenue Secretariat	File No. 262 of 1913.

Serial No.	
	referred to him for necessary action
8	Subd for orders TS 6/ 28/1/14 B.C. (7) Draft stating that the procedure followed by the Imp Ex Committee may be followed as far as possible especially also with Case of Govt officials who have no houses. There will have to be one exception i e those who have previously got sites at an upset price but have subsequently sold it privately. Cannot be given the Concession over again Hm 30/1
10	Draft submitted TS 6/ 2/2/14 ll Please put up Draft as revised B.C. (7) by me Hm 19/2
12	Draft, subd TS 6/ 21/2/14 B.C. 13 The prayers of the officials appears deserving of favourable Consideration. Similar Concessions were shown

P S 30/1/14

R S 19/2/14

NOTE—Contn. sheet.

GPB—60 000—7 11 13

5

G R S 12]

General and Revenue Secretariat | Govt File No. 262 of 1913.

Serial No	
	in the past and may be granted now Draft submitted for Consideration Hon 28/2 Sec'y
	14 Before issuing any order on the subject, he thinks Burdens Stores should be consulted
Sec'y Police from S.V. Krishnaswamy Iyer & others dy 5/3/14 Pray for allotment of Lots for opening in the Entrance way West, where, to Public Office 17/3 See file Coren 9/13	15 Please send the petn & Memo for favour of opinion in consultation with the Board Hon 17/3 17/3
	16 Draft sent Brought the file TS 61 back from the Supdt Table 9/3/14 and altered the draft as B.S. directed in the linked file vide 262-13)-2 TS 61 17 Hon 9/3/14 B.S. 4/4
3	18 To the President vide Bangalore Camp No. 1025-7 & 13.4 forwards the petition for favour of opinion in order thereon and Council M

NOTE—Contn. sheet.

GPB—60 000—7 11 18

317 6

G R. S 12]

317

General and Revenue Secretariat | Govt File No. 262 of 1913.

Serial No	
4	4) From the President and Council Bangalore cdg No- 489 7 14 (D317) States that the grant of leases to officials for an upset price is not desirable especially when such a concession is denied to the non official public & that the applicants may purchase from the owners the private property in Seshadripuram
	5. Submit for orders with reference to para 3. TD61 13 7 14 Box D4 Sec 4) Bm 16/7
	6 Please put up a draft in accordance with the President's opinion A 21/7
	7. Draft submit TD61 20/7/14 Box D4 Sec 4) Bm 23/7-
	8 Please put up a clean draft A 23/7/14

DS

NOTE—Contn. sheet.

GPB—60 000—7 11 13

G R. 5 12]

317 7

General and Revenue Secretariat

Ind File No. 262 of 1913.

Serial No.	
	9 Four drafts ended
	TD 61
	27/7/14
	Bde Hdqrs
	10 Drafts may be app
	Secret
563 30/7/14	//

NOTE—Contn. sheet.

G.P.B.—60,000—7.11.13

G. R. S 12]

General and Revenue Secretariat | M(File No 262 of 1913

Serial No. 563 | 11 Subject - sites for officials in the extensions of Bangalore

I agree generally with the recommendation of the Honorary President that the sites applied for should be sold by public auction. At the same time, it is very necessary that a separate block of sites in a convenient locality should be set apart for allotment to Government officials who may not be in a position to bid on equal terms for house sites with persons who purchase them as a matter of speculation Such a concession may be granted to Government officials as an exceptional case in view of the [redacted] the present extensions owe much to the initiative taken by officials The President may be requested to consider this aspect of the question and submit separate proposals

2 In this connection, I think it is desirable that steps should be taken for the construction, in the cities of Bangalore and Mysore, of a number of model bungalows and villas by persons engaged in the building trade When built, the houses may be let out or sold at a moderate profit to persons who desire to possess a house but have no inclination or facilities to construct one themselves Such a practice is prevalent in many of the European cities

3 It may be necessary at first to grant some concessions to contractors who volunteer to build such bungalows Suitable sites for the purpose on upset price and any other reasonable concessions may be

Note—Contn sheet

GPB—60 000—7 11 13

G R S 12]
General and Revenue Secretariat

File No 262 of 1913

Serial No

be granted to them.

4 I should be obliged if the Chief Engineer and Deputy Chief Engineer and the Presidents of the Bangalore and Mysore City Municipalities would be good enough to meet or correspond, and arrange all preliminaries, and submit definite proposals to Government by 30th November after consulting enterprising contractors willing to undertake such work.

5 If the Secretary, Public Works Department, agrees, the Deputy Chief Engineer may be entrusted with the correspondence on the subject and with the responsibility to bring the negotiations to a satisfactory issue. I may also be consulted during the progress of the negotiations.

Secretary, Genl & Rev. Deptts.
Secretary, P.W. Department.

12

G. R. S 12]

General and Revenue Secretariat | Pol File No. 262 of 1913.

Serial No	
From Govt. No. 2514 ft dd Dated the 16th November 1914	13 Seen and returned. J. J. Higham for Offg Secy to Govt.

NOTE—Contn. sheet

GPB—08 000—15-3-14

G R S 12]

31/

General and Revenue Secretariat | 2L File No 262 of 1913.

Serial No	
	4 Draft submitted. As regards the formation of Extensions in the Suburbs of City, attention is invited to the Memo - 3 of Works recently ordered Issued 19.11.14 15 It may not be necessary to return paras 2 to 4 of the draft Formal orders when the matter dealt with therein may arise after the Committee's Report is received Submit for orders with Draft Dr Secy 4) Dr 20/11
	6 Secy 21/11/ Dr
5	17 G O No. 4130-3 Dated the 23d Nov. 1914 Constituting a Committee Consisting of the Chief Engineer, the Dy. Chief Engr and the Presidents of the City Municipal Councils of Bangalore and Mysore to go into the matter of encouraging the erection of different classes of buildings through private effort

NOTE—Contn sheet.

G R S 12]

12

General and Revenue Secretariat

Naval File No. 262 of 1913-14

Serial No

and submit proposals in the matter by the end of November 1914

NOTE—Conts. sheet.

GPB—35 000—2 11 14

D 4907 Rd (12-13) - 2/2/12

Petition d 2/3/14

from Mr S. V. Krishna
Swamy Iyer & others
of the Revenue Commrs
office

Rd 3/3/14

addressed to
the Dewan

Pray for the
allotment of sites
in the extensions
as near to the Native
offices as possible
for reasonable upset
price in consideration
of the fact that
they are wanted
complete with
specifications in the
open market
Rs 61

Grant of site in the Bangalore city extension
for reasonable open space

G R S 26]

File No 262/13

Serial No. 3

1/201/13

Diary No of letter replied to 4224

Ecen
No 10257
ml 262-13
9/5/14

General and Revenue Secretariat
(Ml)
, the 191

To
The President
Ml Council
Bangalore city

Date of issue 15/4/14

Signed by Mr a V Ramanathan

Sir,

I am directed to forward herewith for favour of your opinion in consultation with the Ml Council two petitions, one from B N Ahobalaswamy and others praying for grant of a site in the Bangalore city extension for reasonable open space in Wheelers road.

over

SUBJECT

praying for the grant of site to them in certain lands of the Basavangudi extension for reasonable upset prices, and another from Certain officials of the Revenue Commissioner's Office requesting that certain plots of land available to the south of the good road and in Sahukarpuram may be assigned and building sites granted to them from the Public Offices as possible

paper under disposal in the unified file

I have the

honour

to be

Sir

Your most obedient

servant

For Secretary

List of enclosures,

Issued
30/3/14

Copied by

Examined by

GPB—25 (10)—1-9-13

B M 109]

No 4
Enc 3

5

OFFICE OF THE PRESIDENT,
MUNICIPAL COUNCIL,
BANGALORE CITY, DATED 6th July 191

D 317 Ml 262-13
814

FROM

DEWAN BAHADUR RAJA SABHA BHUSHANA
K P PUTTANNA CHETTY, ESQ,
Honorary President, Municipal Council,
Bangalore City

To

The Secretary to the Government of
His Highness the Maharaja of Mysore,
General and Revenue Departments,
Bangalore

SIR,

With reference to your letter No. 10257/Ml.262-13-3 dated the 15th April last, forwarding for my opinion in consultation with the Municipal Council, two petitions/one from certain Government officials in the Bangalore City praying for the grant of sites in the Basavangudi Extension for a reasonable upset price and another petition from certain officials of the Revenue Commissioner's office requesting that certain plots of land situated to the south of the Seshadri road and in Sheshadripuram may be acquired and building sites granted to them for an upset price, I have the honor to forward herewith, for the information and orders of Government, copy of resolution of the Municipal Council dated the 27th June 1914, stating that they do not see their way to granting the concession asked for

2. In view of the enormous rise in the value of building sites and the increasing demand therefor during the past few years, the whole-sale grant of sites to officials for an upset price does not seem to be desirable. More especially when such a concession

GPB—2,000—20-8-18

191

From

To

Dated

Despatched

Received

General No
No

Enclosure No.

concession is decided to the non-official public.

3. The lands applied for in the Sheshadri road and the Sheshadripuram are private property and there is nothing to prevent the applicants negotiating with the owners for their purchase.

4. The petitions received with the letter under reply are herewith returned.

I have the honor to be

Sir,

Your most obedient servant,

B V Kattamanchi

Honorary President.

MSE

Extract from the Proceedings of an Ordinary General Meeting of the City Municipal Council, Bangalore, held at the Office Premises at 7-30 A.M., on Saturday the 27th June 1914.

C & G Fnd 262-13-3 / 814

P r e s e n t.

Diwan Bahadur Rajasabha Bhushana K.P. Puttanna Chetty Esqr, Honorary President.

R. Subba Rao Esqr, M.B.C.M., L.S.Sc. Health Officer.

Rev E.S. Edwards.

T.V. Narasimhiengar Esqr, B.A.B.L.,

D.D. Ramachandra Mudaliar Esqr.,

G. Rajappa Esqr.,

B. Chinnaswami Chetty Esqr

D.K. Garuda Char Esqr.

S.N. Subba Rao Esqr.,

K.P. Veerabasavayya Esqr, B.A.B.L.

D. Adoppa Esqr.,

G. Siddaveerappa Esqr.,

B.V. Ramaswami Chetty Esqr, B.A.,

T. Usman Khan Esqr.,

B. Abdur Rahman Esqr, B.A.,

F. Ramaiya Esqr.,

B. Hanumappa Esqr.,

S. Ramachandraswami Esqr, B.A.,

D. Venkataramaiya Esqr, B.A.,

S. Venkatarangiengar Esqr.,

A b s e n t.

The Executive Engineer, Bangalore Division.

The Amildar, Bangalore Taluk.

B. Ramaswamiah Esqr, B.A.,

T. Subbaiya Esqr., B.A.,

21. General and Revenue Secretary's letter No. 10257/M1. 262-13-3 dated the 15th April 1914 forwading a few petitions from some of the Government Officials of the Revenue Commissioner'and other Offices praying for the grant of house sites in the Basavangudi Extension for reasonable upset prices and calling for the President's opinion in the matter in consultation with the Municipal Council,

Resolution - The Council do not see there way to granting this concession.

Sd. K.P. Puttanna Chetty,
Honorary President.

"C O P Y".

K.P. Puttanna Chetty
Honorary President.

To

M. Visvesvaraya Esq., B.A.,C.I.E.,
Dewan of Mysore,
BANGALORE

Respected sir,

We, the undersigned, officials of Mysore Government very humbly beg to lay before you the following request with the hope that it will receive favourable consideration at your hands. You are well aware of the fact that when laying out the various extensions in Bangalore City, Government had the most noble and benevolent of motives, viz. to enable the people of Bangalore and ~~more~~ the low paid officials in particular, to build houses in healthy localities without being put to expense much beyond their limited means and that with this very end in view Government recover the value of sites in easy monthly instalments from the pay of the officials purchasing them and also grant an advance of one year's pay to them for building houses thereon

Now the system of granting sites for upset prices has been discontinued and sites are disposed of by public auction at which the officials find it hopeless to bid successfully with non-official speculating competitors These latter generally own other sites acquired by them for nominal prices and do not therefore mind making fabulous offers at such auctions. The result is that a few moneyed people manage to acquire a large number of sites without any intention of building houses and they demand for them exorbitant prices ranging from 10 to 15 times of what they themselves have paid.

We do not believe that it is the intention of Government to make a profit out of these transactions and we therefore beg to take the liberty of praying that the above ~~deplorable and helpless~~ state of things may kindly be remedied by granting sites to such of the officials who do not possess either sites or houses in the

extensions at reasonable upset prices, a concession which was being formerly shown

We understand that there are a number of undisposed of sites in Blocks VII and VIII of the Basavangudi extension about to be sold. We therefore beg to approach you sir, with the request that our representation for the sites being given to us at upset prices may be kindly considered in disposing of these sites. We are prepared to abide by any reasonable conditions which the Government may think fit to impose with regard to the period within which the sites should be built upon.

We beg to remain

Respected Sir,

Your most obedient & humble servants.

Bangalore.

24th January 1914.

OFFICIALS OF THE GENERAL REVENUE SECRETARIAT

Public Works Department.

Military Secretary's Office.

Petn no 2436 of
2 3-'11.

262-13)-2 (72)

To

M. Visweswaraya Esquire, B A., C I.E.,

Dewan of Mysore.

4967

Sir

We the undersigned Government Officials residing in Bangalore most respectfully beg to state that we own no houses in the City or Extensions Under existing circumstances we have to live either in the congested and insanitary parts of the City or pay heavy rents for suitable houses at considerable distances from Government Offices, to the prejudice consequently of both our health and Government work We understand that the vacant plots of ground to the east and south of the residence of the late Dewan Prachana Siromani Mr. T. Ananda Rao in Jail Road and some others near Seshadripuram would be suitable for building purposes and pray that these or any others selected by Government as near to the Public Office buildings as possible may be acquired and granted to us on reasonable upset price as owing to our limited means we are unable to compete with speculators in the open market.

We beg to remain,

Sir,

Your most obedient servants,

S V Krishnaswamy Rao Asst. Office
M Srinivasiengar — Rev Comm's Office
B Venkatakrishnappa — Do -
J V Ramasastri — Do -
V. Rajagopala Iyengar — do
R Sreenivasa Rao — do
G Venkatasamy — do

P T O.

12

S Kuppuswamy Aiyar Asst Court Officer
K Suryappa - do -
P.K Doraiswamy Aiyangar
Y Srikantayya
M.S Ramanna
Venkamappa
B.N Raghavendra Rao
V. Rangaiah
K Krishna Rao
R Seshadri
M Lakshminarayanaiah
Mirza Iqbal Hussain
B Ramu Rao

} Clerks Asst Court Officer

G.R.S 28]

23/11 12

Diary No. of letter replied to 317

GENERAL AND REVENUE SECRETARIAT

Pub.)

the 19. 11. 1914

Date of issue 23/11/14

Signed by Mr. A V Ramanathan

The [illegible] of extensions and the erection of buildings in the Cities of Bangalore & Mysore

M — 13

B & Secs

File No 262-13

Serial No 5

Proceedings of the Government of His Highness the Maharaja of Mysore

READ

Petition from Messrs. A N Ahobala Sastri, V V Krishnaswami Iyer and other Govt. officials praying for

~~ORDER THEREON—NO~~

the grant of building sites to them at a reasonable rate of price in the Basavangudi Extension and elsewhere in the Bangalore City

over

SUBJECT

GPB—10,000—1-12-13

Mr. Mss 23/11/14

2) Letter No 4 dated the 6th July 1914 from the President Bangalore City Munb. Council submitting a Copy of the Munb Council's resolution that they do not see their way to sanction the Concession asked for, and adding that the whole sale agreement of sites to officials for an upset price does not seem ~~reasonable~~ but desirable, the more especially as such a Concession is denied to the non-official public

---

Order thereon 4130-3 mb 26 13 9 25 11 14

Government agree generally with the Municipal President that the sites applied for should be sold by public ~~auction~~ auction. At the same time, it is very necessary that a separate block of sites in a Convenient locality should be set apart for allotment to

Govt

Dl 282-13

(3)

GRS 27]

GENERAL AND REVENUE SECRETARIAT

(*Continuation Sheet draft form*)

Govt officials who may not be in a position to bid on equal terms for house sites with persons who purchase them as a matter of speculation. Such a Concession may be granted to Govt officials as an exceptional case in view of the fact that the present extensions owe much to the initiative taken by officials. The President is therefore requested to Consider this aspect of the question and submit separate proposals in ~~Connection with~~ the draft

2) In this connection, Govt Consider it desirable that steps should be taken for the Construction, in the Cities of Bangalore and Mysore, of a number of model bungalows and villas by persons engaged in the building trade. When bne

GPB—10 000—22 2 11

or sold at a moderate profit to persons who desire to possess but have no inclination faculties to construct one themselves

3) It may be necessary at first to grant some concessions to contractors who volunteer to build such bungalows. Suitable sites for the purpose on upset price and any other reasonable concessions may be granted to them

4) Govt directs that the Chief Engineer, the Deputy Chief Engineer and the President of the City Municl Councils of Bangalore and Mysore do form themselves into a Committee to consider the question in all its details They will meet & on correspond and arrange all preliminaries and statistics necessary for the

a 2-13

(55)

GRS 27]

GENERAL AND REVENUE SECRETARIAT

(*Continuation Sheet draft form*)

the purpose. The Dy. Chief Engineer will be entrusted the correspondence on the subject with the responsibility to bring the negotiations to a satisfactory issue. Govt. will be glad to have definite proposals in this matter by the 2nd end of this

17

Ans for Offg. Secy
21/11/1—
25-11

To,

The Chief Engrs of Mysore
Dy. Chief Engrs of Mysore
Presidents, Bangalore City
Municipal Council
do — Mysore City
Municipal Council

25 11/11

GPB—10 000—28-2-11